



## 33 Rigdale Close

Eggbuckland, Plymouth, PL6 5PR

**£240,000**



Tucked away in a cul-de-sac position within Eggbuckland, is this end-terrace family home. The accommodation comprises a vestibule, lounge, dining room, kitchen, 3 bedrooms & a family bathroom. There is a front & enclosed rear garden with a garage in a block stationed to the rear. No onward chain.





33 RIGDALE CLOSE, EGGBUCKLAND, PL6 5PR

ACCOMMODATION

Entrance via an obscured uPVC double-glazed door which opens into;

VESTIBULE 4'9" x 4'1" (1.46 x 1.26)

Grey wood effect laminate flooring. Obscured uPVC double-glazed window to the front. Door to a meter cupboard with shelving & a coat rail. Door opens up into the lounge;

LOUNGE 15'7" x 11'2" (4.77 x 3.42)

Feature fireplace with an electric fan fire, inset into the chimney breast with a media wall section for a TV above. Staircase rising to the first floor landing. uPVC double-glazed window to front. Grey wood effect vinyl flooring. Square arch opening into the dining room;

DINING ROOM 11'5" x 7'8" (3.49 x 2.35)

Continuation of grey wood effect laminate flooring. Ample space for a dining table. uPVC double-glazed french doors open out to the rear garden. Door leads into the kitchen;

KITCHEN 11'10" x 7'6" (3.61 x 2.3)

Matching base & wall mounted units to include spaces for: a cooker, washing machine & upright fridge/freezer. Roll edge laminate work surface has inset mixer tap with single drainer stainless steel sink unit. Cream brick-style tiled splash-back. Ceiling spotlights. uPVC double-glazed window to the rear. Obscured uPVC double-glazed door opening up out to the rear garden. Tiled-effect vinyl flooring.

FIRST FLOOR LANDING 9'1" x 6'3" (2.78 x 1.93)

Door leading off through to the bedrooms, bathroom & airing cupboard with shelving, which houses the Worcester combination boiler.

BEDROOM ONE 8'7" x 10'10" (2.62 x 3.32)

Fitted wardrobes running along one wall with mirrored doors. uPVC double-glazed window to the front.

BEDROOM TWO 9'3" x 7'8" (2.82 x 2.34)

Fitted wardrobes with overhead storage units. Fitted desk with shelves above alongside in the recess area. uPVC double-glazed window to the rear overlooking the garden.

BEDROOM THREE 7'6" x 6'10" (2.31 x 2.1)

uPVC double-glazed window to the front. Grey wood effect laminate flooring. Restricted floorspace where the stairwell rises. Fitted wardrobe built with hanging rail, open quarter storage & shelving.

BATHROOM 7'6" x 5'11" (2.3 x 1.82)

Attractive white suite panelled bath with waterfall taps. Seperate shower cubical with dual shower heads, both rainfall & handheld. Close coupled wc. Wash hand basin inset into vanity storage cupboards below. Chrome heated towel rail. Ceramic tiled floor. Tiled walls. 2 obscured uPVC double-glazed windows to the rear. Ceiling spotlights.

OUTSIDE

The property is approached via a paved path to a front garden with inset shrubs & plants. The path runs alongside the property to the fore of a wooden gate, which gives access to the rear garden. To the rear an enclosed easterly facing garden which consists of a paved patio seating area & a section of lawn with a further paved patio towards the rear boundary. Wooden garden shed. Wooden back gate gives access to where the single garage is located, which is within a block.

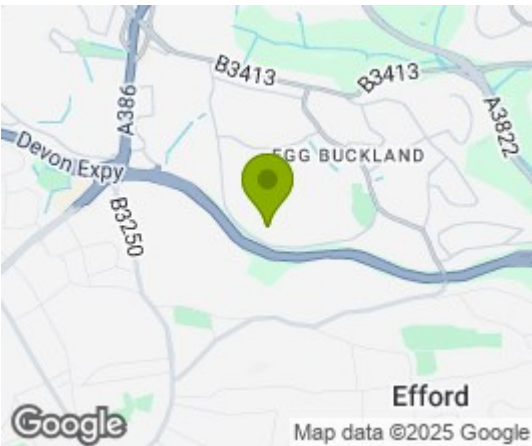
COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

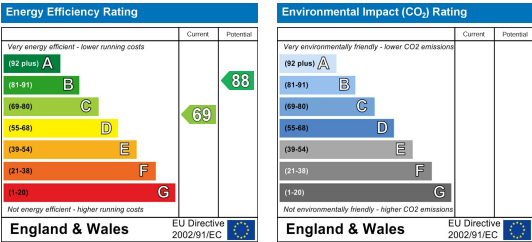
Area Map



Floor Plans



Energy Efficiency Graph



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